

*This Instrument prepared by & return to*

*Name: Frances C. Lowe, Esq.  
Frances Casey Lowe, P.A.  
Address: 68-A Feli Way  
Crawfordville, Florida 32327*

*Parcel ID: 19-3S-01W-000-04520-000*

*Location: 2170 Crawfordville Highway  
Crawfordville, FL 32327*

**QUIT CLAIM DEED  
WITH RESERVED ENHANCED LIFE ESTATE**

THIS QUIT CLAIM DEED ("Deed"), is made this 27 day of May, 2021, by Daniel Forrest Hinchee, a married man, whose address is 166 Tarpine Drive, Panacea, Florida 323246, hereinafter called the ("Grantor"), to Daniel Forrest Hinchee and Theresa Lea Hinchee, husband and wife, whose address is 166 Tarpine Drive, Panacea, Florida 32346, hereinafter called (the "Life Estate Grantees") and Melissa Lea Cabe, a married woman, whose address is 418 Ace High Stables Road, Crawfordville, Florida 32327, and Luke Thomas Stockton, a single man, whose address is 192 Sam Smith Circle, Crawfordville, Florida 32327, to own as joint tenants with rights of survivorship (the "Remainder Grantees").

Where used herein, the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

WHEREAS: Grantor is transferring all his rights and respective ownership interests he has or may have in the future, with respect to the Property described herein to the Life Estate Grantees and Remainder Grantees; and

NOW THEREFORE SO BE IT: That in consideration of the sum of Ten Dollars and No Cents (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor by these presents does hereby remise, release and quit claim unto the Life Estate Grantees and the Remainder Grantees, all the rights, titles, interests, claims and demands of Grantor's vested interests in and to the described land, situate, lying and being in the Wakulla County, Florida, described hereto and incorporated herein, the "Property".

See Exhibit A attached hereto and made a part hereof

*The Property is not the constitutional homestead of Grantor/Life Estate Grantees.*

Being the same property conveyed to Grantor via Special Warranty Deed from Theresa M. Bender, as Trustee under Bankruptcy Case Re: Sidney Theo McClamory, Debtor in Bankruptcy under Case No. 12-40223-KKS in the Northern District of Florida, dated March 14, 2013 and recorded in OR Book 904, Page 669 in the Public Records of Wakulla County, Florida.

Grantor reserves unto the Life Estate Grantees, for and during the Life Estate Grantees' lifetime, a life estate in the Property, of which grants to Life Estate Grantees, the exclusive possession, use and enjoyment of the rents and profits of the Property without any liability for waste. Grantor further reserves unto the Life Estate Grantees, for and during the Life Estate Grantees' lifetime, the right to sell, lease, encumber by mortgage, pledge, lien or otherwise manage or dispose of, in whole or in part, or grant any interest in the Property, by gift, sale or otherwise, so as to terminate the interest of the Life Estate Grantees and the Remainder Grantees, and with full power and authority to retain any and all proceeds generated thereby, as the Life Estate Grantees in their sole discretion, shall decide. The Life Estate Grantees cannot dispose of the Property, by devise upon the last surviving Life Estate Grantees' death. Grantor further reserves unto the Life Estate Grantees the right without the joinder of the Remainder Grantees, to cancel this Deed by further conveyance, which conveyance shall terminate any and all rights which the Remainder Grantees may possess by reason of this Deed.

The Remainder Grantees shall hold a remainder interest in the Property, vesting upon the death of the last surviving Life Estate Grantee if the Property has not been previously disposed. All remaining rights, titles and interests of the Life Estate Grantees, in and to the Property at the time of death of the last surviving Life Estate Grantee shall fully vest in the Remainder Grantees, as joint tenants with rights of survivorship, subject to such liens, easements and encumbrances existing at that time.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, rights, titles, interests, liens, equities and claims whatsoever of the Grantor, either in law or equity, for the use, benefit and profit of the Life Estate Grantees and the Remainder Grantees forever.

IN WITNESS WHEREOF, Grantor has executed this instrument the day and year first above written.

Title is neither warranted nor guaranteed by Preparer.

Signed and sealed in the presence of:

Grantor:

Christine P. Gibson  
 Witness Signature  
CHRISTINE P. GIBSON  
 Printed Name  
[Signature]  
 Witness Signature  
KEVIN G. SMITH  
 Printed Name

[Signature] L.S.  
 Daniel Forrest Hinchee

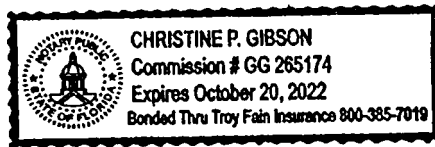
STATE OF FLORIDA  
 COUNTY OF Wakulla

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 27<sup>th</sup> day of May, 2021 by Daniel Forrest Hinchee, a married man. He:

- is personally known to me.
- produced a current driver's license as identification.
- produced \_\_\_\_\_ as identification.

(Seal)

Christine P. Gibson  
CHRISTINE P. GIBSON  
 Print Name  
 Notary Public  
 My Commission Expires: 10/20/2022



## EXHIBIT A – LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Wakulla, STATE OF FL, AND IS DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF FRACTIONAL SECTION 19, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WAKULLA COUNTY, FLORIDA AND THENCE RUN SOUTH 00 DEGREES 13 MINUTES 38 SECONDS EAST, ALONG THE EASTERLY BOUNDARY OF SAID SECTION 19, A DISTANCE OF 660.07 FEET TO A POINT LYING ON THE SOUTH BOUNDARY OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19 (AS MONUMENTED), THENCE LEAVING SAID EASTERLY BOUNDARY RUN NORTH 89 DEGREES 41 MINUTES 39 SECONDS WEST, ALONG SAID SOUTH BOUNDARY 434.66 FEET TO A CONCRETE MONUMENT (MARKED #1254), THENCE CONTINUE NORTH 89 DEGREES 41 MINUTES 39 SECONDS WEST ALONG SAID SOUTH BOUNDARY 209.88 FEET TO A RE-ROD (MARKED #4261), THENCE CONTINUE NORTH 89 DEGREES 41 MINUTES 39 SECONDS WEST, ALONG SAID SOUTH BOUNDARY 68.05 FEET TO A CONCRETE MONUMENT (MARKED #2919), THENCE RUN NORTH 89 DEGREES 45 MINUTES 03 SECONDS WEST, ALONG SAID SOUTH BOUNDARY 386.84 FEET TO A CONCRETE MONUMENT, THENCE LEAVING SAID SOUTH BOUNDARY RUN SOUTH 04 DEGREES 18 MINUTES 47 SECONDS EAST 307.00 FEET TO A RE-ROD (MARKED #7160) MARKING THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING CONTINUE SOUTH 04 DEGREES 18 MINUTES 47 SECONDS EAST 355.17 FEET TO A CONCRETE MONUMENT, THENCE RUN NORTH 89 DEGREES 07 MINUTES 31 SECONDS EAST 161.13 FEET TO A CONCRETE MONUMENT, THENCE RUN NORTH 89 DEGREES 28 MINUTES 06 SECONDS EAST 235.53 FEET TO AN IRON ROD AND CAP (MARKED #4261) LYING ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF U. S. HIGHWAY NO. 319, THENCE RUN NORTH 18 DEGREES 30 MINUTES 03 SECONDS EAST ALONG SAID WESTERLY RIGHT-OF-WAY BOUNDARY 267.98 FEET TO A CONCRETE MONUMENT (MARKED #2919), THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY BOUNDARY RUN NORTH 89 DEGREES 45 MINUTES 49 SECONDS WEST 209.96 FEET TO A CONCRETE MONUMENT (MARKED #2919), THENCE RUN NORTH 18 DEGREES 30 MINUTES 03 SECONDS EAST 63.56 FEET TO AN IRON ROD AND CAP (MARKED #7160), THENCE RUN NORTH 83 DEGREES 51 MINUTES 53 SECONDS WEST 320.42 FEET TO THE POINT OF BEGINNING.

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